Kathy Hochul
Governor

NEW YORK STATE OF OPPORTUNITY. | Division of Licensing Services

Rossana Rosado
Secretary of State

A Division of the New York Department of State

NYS HOUSING AND ANTI-DISCRIMINATION NOTICE

Federal, State and Local Fair Housing and Anti-discrimination Laws protect individuals from housing discrimination. ***It is unlawful*** *to discriminate based on certain protected characteristics, which include, but are not limited to:* ***race, creed, color, national origin, sexual orientation, gender identity or expression, military status, sex, age, disability, marital status, lawful source of income or familial status.***

THE FOLLOWING ARE SOME EXAMPLES OF POTENTIAL FAIR HOUSING VIOLATIONS:

- Refusing to rent, sell or show a property based on a potential tenant or purchaser's protected characteristic.
- Quoting a higher price to a purchaser or renter because of the potential purchaser or tenant's protected characteristic.
- Refusing to rent to a tenant who has children or increasing a security deposit based on the number of children who will be living in the apartment.
- Steering prospective tenants or purchasers to certain neighborhoods based on any protected characteristics.
- Refusing to rent to a potential tenant because of their source of income, including but not limited to, Section 8 vouchers or other government subsidies.
- Refusing to waive a "no pet" policy for tenants that require a service, assistance or emotional support animal.
- Discriminating at the direction of a seller or landlord or because it is the preference of a seller or landlord.
- Refusing to rent to a renter who is a victim of domestic violence.

YOU HAVE THE RIGHT TO FILE A COMPLAINT

- New York State, Department of State: (518) 474-4429
- New York State, Division of Human Rights: (844) 862-8703

ALBANY OFFICE: One Commerce Plaza, 99 Washington Avenue, P.O. Box 22001, Albany, NY 12201-2001
• Customer Service: (518) 474-4429 • Website: https://dos.ny.gov • E-Mail: licensing@dos.ny.gov

REGIONAL OFFICES:
• BINGHAMTON • BUFFALO • HAUPPAUGE • NEW YORK CITY • UTICA

This sign must be prominently posted in all real estate broker offices and at all public open houses.

ELYSIAN HOMES
BY MARK SIWIEC AND ASSOCIATES

STANDARDIZED OPERATING PROCEDURE FOR PURCHASERS OF REAL ESTATE PURSUANT TO REAL PROPERTY LAW §442-H

Elysian Homes (the "Broker") is making this Standardized Operating Procedure available on any publicly available website and mobile device application maintained by the Broker and any of its licensees and teams. Broker has copies of these Standardized Operating Procedures available to the public upon request at Broker's office location.

Please be advised that while we do recommend the prospective homebuyer(s) be willing and consider: (1) providing identification, (2) entering into an exclusive brokerage agreement, and (3) obtaining a written pre-approval for a mortgage loan prior to looking at potential homes for purchase, Broker:

- "Does not require" prospective homebuyers to show identification prior to showing properties*
- "Does not require" prospective homebuyers to sign an exclusive buyer brokerage agreement prior to showing properties
- "Does not require" prospective homebuyers to obtain a pre-approval/show proof of funds prior to showing properties*

**although Broker may not require such information, a seller of real estate may request and/or require it prior to showing the property and/or as part of any purchase offer*

Acknowledgement of Broker
Elysian Homes

By _____
Mark Siwiec, Licensed Real Estate Broker/Owner

State of New York
County of Monroe

The foregoing document was acknowledge before me this 21 day of March 2024 by Mark Siwiec who personally appeared who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

Jill A. Havens
Notary Signature

Jill A Havens
Notary Public - State of New York
No. 01HA0022406
Qualified in Ontario County
My Commission Expires March 15, 2028